

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐
no ☒

Property Name: Clarence V. Burch House Inventory Number: CH-611
Address: 12580 Ned's Place Historic district: ☐ yes ☒ no
City: Waldorf Zip Code: 20604 County: Charles
USGS Quadrangle(s): Hughesville
Property Owner: Charles County Sand & Gravel, Inc. Tax Account ID Number: 011095
Tax Map Parcel Number(s): 112 Tax Map Number: 16
Project: US 301 Waldorf Area Transportation Improvements Agency: Maryland State Highway Administration
Agency Prepared By: Parsons Brinckerhoff
Preparer's Name: Renee S. Novak Date Prepared: 4/7/2008
Documentation is presented in: 2000 Maryland Inventory of Historic Properties (MIHP) form completed by Charles County Planning Department
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Description:

The Clarence V. Burch House is located on a 42-acre farm parcel in the northeast quadrant of the intersection of MD Route 5 and Poplar Hill Road, east of the Waldorf area. The main dwelling is a two-story, frame I-house with a high-pitched, center-gable roof. The house was constructed circa 1925 and is oriented on an east-west axis. The site features gently rolling topography with open cultivated fields in the front of the house (the west elevation) and moderately-forested areas in the back of the house. Four outbuildings flank the main house in the immediate fields to the east of the rear elevation.

The main dwelling is three bays wide, and exterior building materials include asbestos shingle siding and asphalt shingles on the roof. A screened-in front porch dominates the façade and spans nearly the entire width of the elevation. The house contains a two-story kitchen wing in the rear of the principal structure that is joined by several later frame additions. Windows on the second story of the front façade no longer contain glazing or sash, as they were noted as having six-over-six double-hung sash in the 2000 MIHP form. The remaining exterior building elevations have not changed since the house was documented in the 2000 MIHP form.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

Jim Zulawski
Reviewer, Office of Preservation Services

Blumenthal
Reviewer, National Register Program

11/10/08
Date

11/14/08
Date

200802868

The four outbuildings on the property include a primary tobacco barn and corn crib. Two other smaller sheds are also present. A dirt driveway extends in an easterly direction from Route 5 towards the main house, past cultivated fields and a sparse collection of mature deciduous trees in the front of the property, where it encircles the house and converges to form a single-lane driveway to reach outbuildings located behind the house. The house is currently abandoned; consequently, it is in very poor condition. Many of its original features have deteriorated, windows openings are bare on the front façade and window sashes have been removed, and there is considerable overgrowth of foliage near the foundation. The house is completely exposed to the elements. Many of the surrounding outbuildings are also deteriorated and in poor condition. For a more detailed architectural description of the main house and outbuildings, refer to the 2000 MIHP form for this property.

History:

According to deed research presented in the MIHP form, the main dwelling and property have been in the Burch family for over 100 years. In 1881, James M. Burch sold approximately 42 acres of land to Richard A. Burch, who in turn sold the property to Clarence Vernon Burch in 1924. It is believed that Clarence Vernon Burch likely constructed the current house shortly after he purchased the land. After passing through the hands of other Burch family members, the house became the property of Charles County Sand and Gravel Company in 1995.

From the seventeenth century to the early eighteenth century, Charles County's numerous waterways were advantageous in that they attracted trade, businesses, merchants, and settlement to the rural areas. Soil in this area was prosperous and tobacco cultivation was the major crop production during that time, which resulted in an increased settlement of inland regions. Tobacco farms and farming production were central to the economy of Charles County and not only marked the social structure and economy of the county, but affected settlement patterns and the large labor force needed to process tobacco on farms. At the turn of the twentieth century, tobacco remained the most important cash crop with county-wide production increasing from 1890 to 1930.

Following the Civil War, the end of slavery brought about shifts in economic activity for the county and a greater overall reduction in farm size and a need for diversification of agricultural products. Large-scale farms comprised half of almost all the total number of farms in Charles County in 1900, measuring 100 to 500 acres. The average number of large-scale farms continued to decrease into the twentieth century. The Great Depression greatly impacted the county and is reflected in the smaller house sizes and reduced farm lots. However, commercial and residential development gradually increased through the mid-twentieth century and ultimately was influenced by the automobile, suburbanization, and highway construction which opened up previously isolated rural areas in the county.

In the Mid-Atlantic region and in Maryland, the cross-gable I-house form is ubiquitous. Rural residents built these types in great numbers with some degree of variation as modest farm houses throughout the state. Many have been altered most commonly with additions, applied siding materials, and replacement windows. I-houses are two-story houses with side-gable roofs that are two rooms wide and one room deep. Many I-houses had rear extensions; porches and front-facing cross gables were other common features added to the basic form.

Significance Evaluation:

The property was previously surveyed in 2000 by the Charles County Planning Department for the MIHP. At that time, the property was not evaluated for eligibility for listing in the NRHP. Since the 2000 survey, the building has remained relatively unchanged, although its condition has increasingly deteriorated within the last eight years. Refer to the 2000 MIHP form for

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:_____
Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

historic context and deed and chain-of-title information for the property.

The Clarence V. Burch House is not eligible for the NRHP. Although agriculture is an important part of Charles County's history, there are other properties that convey this significance more clearly than the Clarence V. Burch House and its associated farm buildings. The house and property do not exhibit significant information on the development of agriculture, advances in farming techniques, crop production, or patterns of land use that reflect cultural traditions in farming either nationally or locally in Charles County. Therefore, it is not eligible under Criterion A.

Historic research, including deed research, indicates that the property has no known association with significant or important persons who have made specific contributions to farming techniques, agricultural development in Charles County, or whose activities are demonstrably important within a regional or national context. Therefore, it is not eligible under Criterion B.

The house is an example of a vernacular, early-twentieth century farmhouse erected on a relatively small tract of land in rural Charles County. I-houses with Folk Victorian elements are ubiquitous throughout Maryland and there are many better examples with higher degrees of integrity and with more intact associated agricultural outbuildings. Although the dwelling retains some of its original building materials, it has undergone several recent additions to its original I-house form. In addition, the dwelling has suffered deterioration including the removal of window panes and sashes. Other alterations made to the house include asbestos siding and asphalt shingles on the roof that diminish its integrity. It does not embody distinctive characteristics or possess high architectural value; therefore, is not eligible under Criterion C for architectural significance.

The property was not evaluated for eligibility under Criterion D as part of this evaluation.

Works Consulted:

Brown, Jack D., et al. Charles County, Maryland: A History. La Plata, MD: Charles County Bicentennial Committee, 1976.

Maryland Historical Trust. Vertical Files. Crownsville, MD 2008.

Maryland Historical Trust. Inventory of Historic Sites in Calvert County, Charles County, and St. Mary's County. Revised ed. Maryland Historical Trust, 1980.

Maryland Historical Trust. Standards and Guidelines for Architectural and Historical Investigations in Maryland. Crownsville, MD: Maryland Historical Trust, 2000.

Maryland State Highway Administration (SHA). Cultural Resources Overview, U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Mechanicsburg, PA. September 1996. (Prepared by KCI Technologies).

Maryland State Highway Administration (SHA). Identification and Eligibility Report: MD 301 Transportation Study in Charles and Prince George's Counties, Maryland. 1999/2000 (Prepared by EHT Tracerics, Inc.).

Maryland State Highway Administration (SHA). U.S. 301 Southern Corridor – Waldorf Bypass Cultural Resources Assessment and Cultural Resources Sensitivity Model for Charles and Prince George's Counties, Maryland. 2007 (Prepared by Parsons Brinckerhoff, Inc.).

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

NR-ELIGIBILITY REVIEW FORM

CH-611

Clarence V. Burch House

Page 4

McAlester, Virginia & Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, Inc., 1984.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington, D.C.: United States Department of the Interior, 1990.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___A___B___C___D Considerations: ___A___B___C___D___E___F___G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Charles County Tax Map

1:12,000

Clarence V. Burch House (CH-611)
Ned's Place
Waldorf, MD 20604
USGS Hughesville Quad

Clarence V. Burch House



0 1,000 Feet

1:24,000



CH-611

Clarence V. Burch House
Charles County, Maryland

Renée Novak

March 19, 2009

MD SHPO

view of the front facade (west elevation) of
main house, looking east

#1 of 6



CH- 611

Clarence V. Burch House

Charles County, Maryland

Reneé Novak

March 19, 2006

MD SHPO

view of the west and south elevations of
the main house

2 of 6



CH-611

Clarence V. Burch House

Charles County, Maryland

Reneé Novak

March 19, 2008

MD SHPO

view of the north and east elevations of the
main house

#3 of 6



CH-611

Clarence V. Burch House

Charles County, Maryland

Renee Novak

March 19, 2008

MD SHPO

view of the rear (east) elevation of the house
and agricultural field

#4 of 6



CH-611

Clarence V. Burch House

Charles County, Maryland

Reneé Novak

march 19, 2008

MD SHPO

view of tobacco barns and outbuildings to the
rear (east) of the house, looking west

#5 of 6



CH 611

Clarence V. Burch House
Charles County, Maryland

Renee Novak

march 19, 2008

MD SHPO

view of tobacco barn and other outbuildings
in the fields to the rear (east) of the house

#6 of 6

Clarence V. Burch House
CH-611
Waldorf vic.
Private

Circa 1924

The Clarence V. Burch House which now stands unoccupied and suffers from neglect, is a typical example of a very common Charles County house form during the first quarter of the twentieth century, the center gable I-house. Two stories high and one room deep, this dwelling also includes the frequently found one story hipped roof porch on the facade and a kitchen dependency extending from the rear to create an L-plan. Although several additions have extended the rear elevations, the essential form remains intact with minimal loss of original materials.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-611

1. Name of Property (indicate preferred name)

historic Clarence V. Burch House
other

2. Location

street and number 12580 Ned's Place not for publication
city, town Waldorf x vicinity
county Charles

3. Owner of Property (give names and mailing addresses of all owners)

name Joseph Burch, et al
street and number P.O. Box 548 telephone Unknown
city, town Waldorf state MD zip code 20604-0548

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County tax map and parcel: 16-1-112
city, town LaPlata liber 1051 folio 425

5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

| Category | Ownership | Current Function | Resource Count | |
|---|---|---|------------------------------|------------|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> agriculture | Contributing Noncontributing | |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade | 1 | buildings |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> defense | 2 | sites |
| <input type="checkbox"/> site | | <input type="checkbox"/> domestic | 3 | structures |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | | objects |
| | | <input type="checkbox"/> funerary | | Total |
| | | <input type="checkbox"/> government | | |
| | | <input type="checkbox"/> health care | | |
| | | <input type="checkbox"/> industry | | |
| | | <input type="checkbox"/> landscape | | |
| | | <input type="checkbox"/> recreation/culture | | |
| | | <input type="checkbox"/> religion | | |
| | | <input type="checkbox"/> social | | |
| | | <input type="checkbox"/> transportation | | |
| | | <input type="checkbox"/> work in progress | | |
| | | <input type="checkbox"/> unknown | | |
| | | <input type="checkbox"/> vacant/not in use | | |
| | | <input type="checkbox"/> other: | | |

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. CH-611

Condition

| | |
|------------------------------------|--|
| <input type="checkbox"/> excellent | <input checked="" type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Clarence V. Burch House, built circa 1925 is located on a 42 acre farm off of Poplar Hill Road in the northern part of Charles County near Waldorf. The principal dwelling and associated outbuildings are clustered in an area of approximately four acres. The dwelling consists of a late 19th century I-house with a center gable and a two story kitchen wing joined by several later additions. Outbuildings include a tobacco barn, corncrib and two sheds. The site is approached by a dirt driveway that circles the dwelling and then converges to form a single-lane drive to the outbuildings located behind the house.

The Clarence V. Burch House is a two story, three bay frame structure currently clad in asbestos shingles. The steeply pitched roof is currently covered in asphalt shingles. A one story, hipped roof porch addition extends the 3/4 length of the façade. The main section of the structure is single pile. Only the second story windows were visible at the time of the survey which consists of 6/6 lights wood sash double-hung windows. A fan-shaped lunette window is found in the center gable.

The eastern elevation shows evidence of several building periods. A possibly original kitchen wing is visible at the northern end of the rear elevation creating a common L-plan. A later two story shed addition was extended from the southern elevation to meet the existing gable wall. At least three later additions are also visible on the southern elevation including a two story extension of the kitchen wing to join the original south wall, and two later one story shed additions.

Currently the Richard A. Burch House is unoccupied and suffers from neglect. Although the dwelling has undergone several later additions a good deal of the original character remains intact. The façade and northern elevation which are first visible when approaching the dwelling, retain a large portion of their historic appearance.

OUTBUILDINGS

The outbuildings located on the site included two contributing structures consisting of a tobacco barn and corncrib. The tobacco barn is clad with vertical boards and includes a shed addition on the southern elevation. The roof ridge runs on a east/west axis.

The corncrib is located to the southwest of the barn. It is clad with vertical slats and spaced to allow air circulation throughout. The roof ridge runs on a north/south axis. Both structures show signs of deterioration and loss of original materials.

8. Significance

Inventory No. CH-611

| Period | Areas of Significance | Check and justify below | | | |
|---|--|---|--|---------------------|--|
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> health/medicine | performing arts | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology | <input type="checkbox"/> education | <input type="checkbox"/> industry | philosophy | |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | politics/government | |
| <input type="checkbox"/> 1900-1999 | <input type="checkbox"/> art | <input type="checkbox"/> entertainment/ recreation | <input type="checkbox"/> landscape architecture | religion | |
| <input type="checkbox"/> 2000- | <input type="checkbox"/> commerce | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> law | science | |
| | <input type="checkbox"/> communications | <input type="checkbox"/> exploration/ settlement | <input type="checkbox"/> literature | social history | |
| | <input type="checkbox"/> community planning | | <input type="checkbox"/> maritime history | transportation | |
| | <input type="checkbox"/> conservation | | <input type="checkbox"/> military | other: | |

| | | | |
|--------------------|------------|-----------|---------|
| Specific dates | Circa 1925 | Architect | unknown |
| Construction dates | Circa 1925 | Builder | Unknown |

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Clarence V. Burch House is a good example of the continuing popularity of the center gable I-house in vernacular building traditions throughout the region. This particular form was an extremely popular building plan associated with farm families throughout Charles County from the third quarter of the nineteenth century until the second quarter of the twentieth century. Common characteristics include a single pile, two-story, three bay composition, centered gable, and a one story full length porch. Open fields and several outbuildings including a tobacco barn and corncrib located behind the house, contribute to the site's overall significance by providing an appropriate, authentic setting for this rural resource.

The dwelling and property have been in the Burch family for over one hundred years. In 1881 James M. Burch sold to Richard A. Burch approximately 42 acres of land. Richard, in turn, sold the same to Clarence Vernon Burch in 1924, who likely built the current dwelling shortly after the purchase. Joseph Louis Burch inherited the property which later passed to his heirs. In 1995 it was sold to Charles County Sand & Gravel.

Although deteriorated, the Burch House retains a great deal of its original historic character. The façade remains intact and no significant development has disturbed the immediate surrounding landscape.

9. Major Bibliographical References

Inventory No. CH-611

10. Geographical Data

Acreage of surveyed property 41.743
Acreage of historical setting 4
Quadrangle name Hughesville Quadrangle scale 1:24,000

Verbal boundary description and justification

The property at 12580 Ned's Place is and has been historically associated with Charles County Property Map 16, Grid 1, Parcel 112.

11. Form Prepared By

| | | | |
|-------------------|-------------------------------------|-----------|---------------|
| name/title | Cathy Currey/Historic Site Surveyor | | |
| organization | Charles County Planning Department | date | 9/4/2000 |
| street and number | 200 Baltimore Street | telephone | 301-396-581 |
| city or town | LaPlata | state MD | zipcode 20646 |

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-611

Section 8 Page 1

Clarence V. Burch House
name of property
Charles County, MD
county and state

Chain of title:

| | |
|--------------------|---|
| September 15, 1881 | James M. Burch to Richard A. Burch. No acreage mentioned. B.G.A. 5 Folio 325 |
| March 28, 1924 | Richard A. Burch, single to Clarence Vernon Burch. Buildings and improvements. No acreage mentioned. W.M.A. 42 Folio 8 |
| January 29, 1985 | Russell A. Burch and Joseph Louis Burch for Haddie Burch (mother), widow of Clarence Vernon Burch to above. See Orphans Court No. 6580. Liber 1048 Folio 95 |
| February 19, 1985 | Joseph Louis Burch to Joseph Louis Burch and Christine H. Burch. Improvements assessed 08-011095. Liber 1051 Folio 425 |

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-611

Section 9 Page 1

Clarence V. Burch House
name of property
Charles County, Maryland
county and state

Major Bibliographic References:

Brown, Jack D., et al. *Charles County, Maryland, A History*.
Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*.
LaPlata, MD: Charles County Tercentenary, Inc., 1958.

RESOURCE SKETCH MAP

Date: 11/18/99

North arrow:



Name: CLARENCE V. BURCH HOUSE

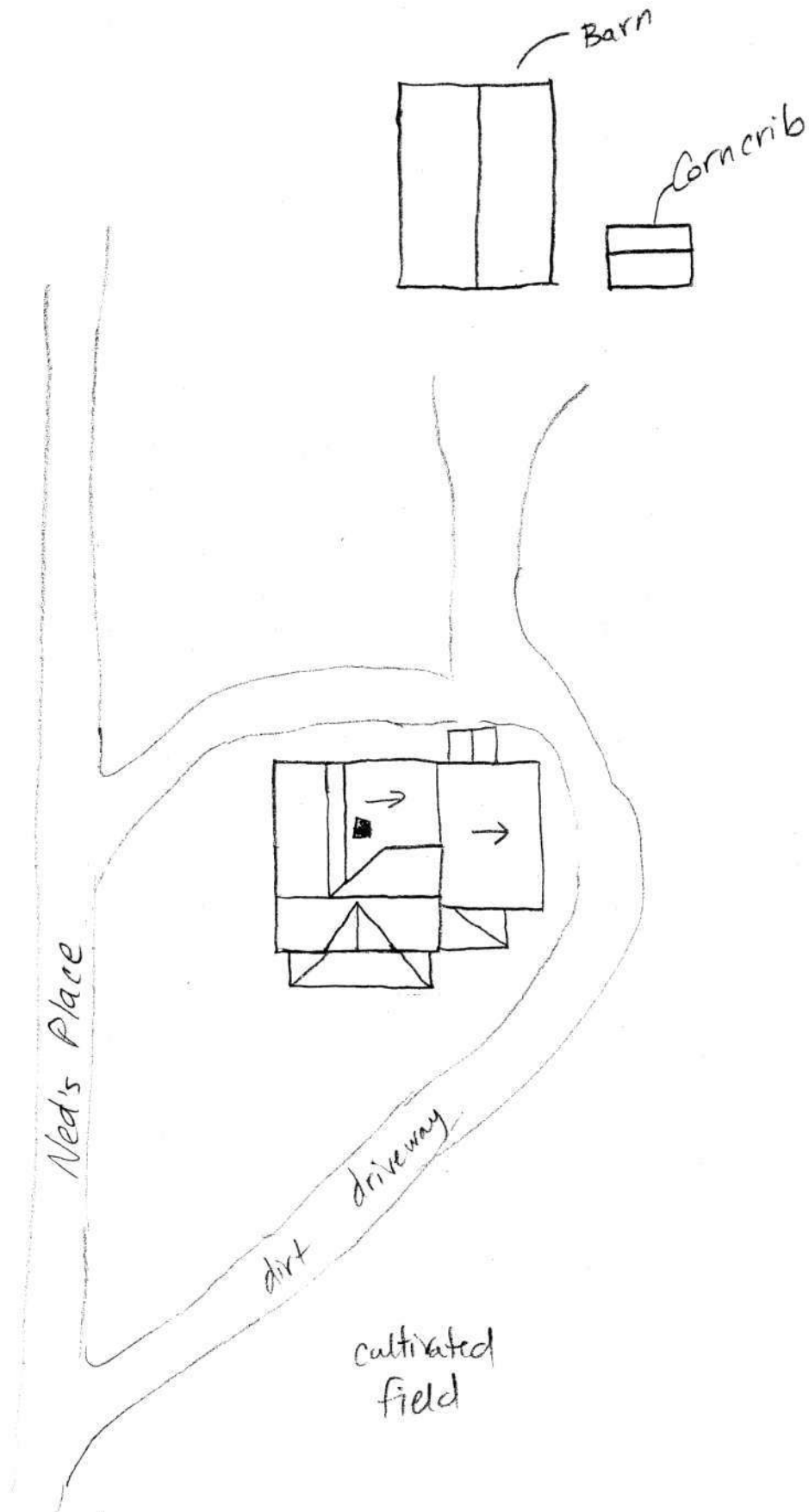
Address: Ned's Place

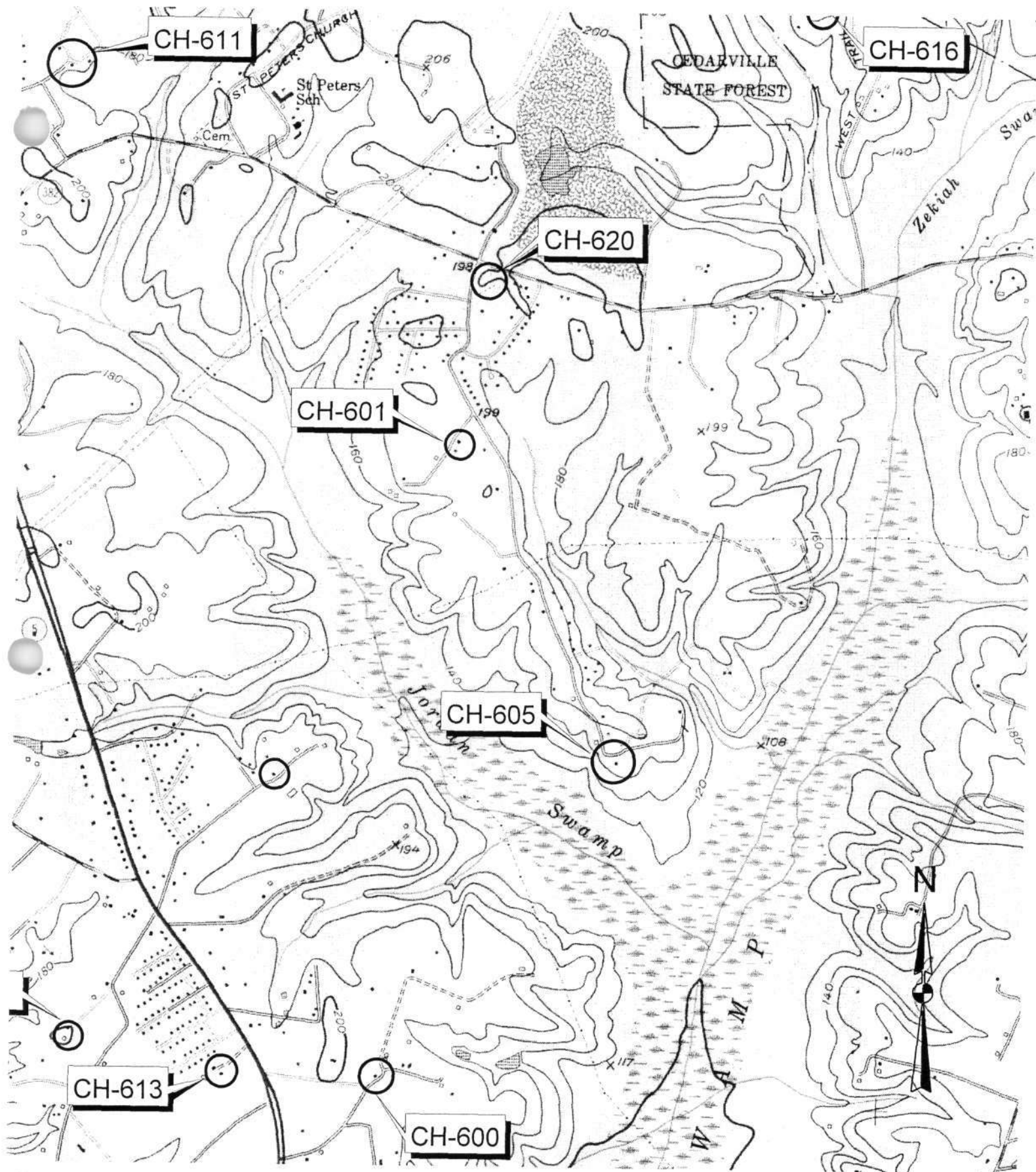
CH - 611

Charles County, Maryland

Waldorf

☒ Vicinity





Clarence V. Burch House
CH-611
Charles County, MD
LaPlata Quad



CH-611

DWELLING, 12580 NED'S PLACE

CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

WEST ELEVATION

1 OF 3



CH-611

DWELLING, 12580 NED'S PLACE

CHARLES COUNTY, MD

K.G. SMITH

11/99

MARYLAND SHRO

LOOKING NORTH WEST

2 OF 3



CH-611

DWELLING, 12580 NED'S PLACE

CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SITPO

BARN & CORNCRIB, LOOKING EAST

3 OF 3